

Summary of Jackson County 2013 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the real property assessed values in Jackson County for 2013. The annually adjusted values used in the 2013 ratio study were developed based on updated land values, updated cost schedules and any changes in parcel characteristics discovered during 2012 / 2013 new construction field activities.

The sales used for the 2013 annual adjustments were from March 2, 2011 to March 1, 2013. Additional years were added when there were an insufficient number of sales in a particular property class. The land base rates and neighborhood factors were examined in each neighborhood and property class.

Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size, improvement type, age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Jackson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied.

The additional tab "Invalid Sales" was added to indicate the sales that were invalidated as a result of closer examination during the ratio study process

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There was 1 valid industrial sale during this expanded sales horizon. It was combined with the improved commercial property sales for analysis.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There were 17 valid sales countywide whose data were combined for analysis.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There were 5 valid individual sales for vacant commercial and industrial properties during this time period. Due to the low number of sales, the Spearman Rank test was performed which showed no evidence of vertical inequity.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2011 to March 1, 2013. There were an insufficient number of sales to allow for a credible analysis of any individual township. Due to the low number of sales, the Spearman Rank test was performed which showed no evidence of vertical inequity.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2011 to March 1, 2013. It was necessary to group Carr and Driftwood Townships together, Grassy Fork, Hamilton and Owen Townships together and Pershing, Salt Creek and Washington Townships in order to enhance the statistical reliability of the study. The sales used in the combined analysis of Grassy Fork, Hamilton and Owen Townships, as well as the grouping of Pershing, Salt Creek and Washington Townships were less than 20 each. The Spearman Rank test was performed on each of these groupings and showed no evidence of vertical inequity.